

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: August 24, 2006

ITEM NO. \_\_\_\_\_

SUBJECT                   **128th Street & Rio Verde Drive  
12-PP-2005**

REQUEST               Request approval of a Preliminary Plat, Landscape, and Entry Feature for a six-lot, single family home subdivision on a 10-acre parcel with amended development standards.

**Key Items for Consideration:**

- This project is located within the Dynamite Foothills Character Area Plan.
- Amended development standards are requested for lot area, width and building setbacks.
- Dedication of a scenic corridor along easement the East Rio Verde Drive and the North 128<sup>th</sup> Street Alignment.
- Future preserve area is situated north and west of the site.
- No public opposition has been received on this case.
- An internal private (tract) street and entry gate is being proposed.
- The lots will be served with City water that will be extended to the site from a new water line along East Rio Verde Drive. The design of this water line is currently under final plans review.
- Minor modification of the wash is requested with this plat.

OWNER                   Robert J. Flower & Co.  
914-770-6299

APPLICANT CONTACT   Steven Voss  
LVA Urban Design Studio LLC  
480-994-0994

LOCATION                Southeast corner of N. 128th Street & E. Rio Verde Drive (Dynamite Boulevard)

BACKGROUND           The site is zoned Single Family Residential in the Environmentally Sensitive Lands overlay (R1-70 ESL), which allows for single-family development on properties containing net lot areas of 70,000 square feet or more, with densities of up to 0.55 dwelling units per gross acre. The ESL Ordinance requires developments to recognize and protect the natural desert setting of this area and provide Natural Area Open Space with the development of each property. The proposal is within the Dynamite Foothills Character Area Plan and is designed to conform to the natural desert setting and provide an open, rural type of character.

**Context.**

The site is located at the southeast corner of Rio Verde Drive (Dynamite

Boulevard) and 128<sup>th</sup> Street.

**Adjacent Uses:**

- North: East. Rio Verde Drive (Dynamite Boulevard) and future Desert Preserve land with R1-70 ESL single-family residential district zoning.
- South: Un-subdivided lots with R1-70 ESL single-family residential district zoning. Lot splits of 2 acre or larger parcels have been created in this area, some of which have existing single-family homes.
- East: Un-subdivided lots with R1-70 ESL single-family residential district zoning. A subdivision called Rio Verde Estates has been platted on this land.
- West: North. 128<sup>th</sup> Street and future Desert Preserve land with R1-70 ESL single-family residential district zoning.

**Development Information:**

- Existing Use: Un-developed land.
- Proposed Use: Single -family residential subdivision.
- Parcel Size: 10 Acres gross. Individual lot sizes range from 52,501 (1.2 acres) to 75,259 square feet (1.67 acres)
- Building Size: N/A
- Building Height Allowed: 24 Feet measured above natural grade.
- Building Height Proposed: 24 Feet above natural grade.
- Open Space Required: 2.96 Acres of NAOS (30% of gross lot area)
- Open Space Proposed: 4.00 Acres of NAOS (40% of gross lot area)
- Number of Units: 6 Single-family homes.
- Density: 0.60 Dwelling units per acre (gross), (policy provides for rounding of .55 to nearest whole number for 20 lots or less)

**APPLICANT'S  
PROPOSAL**

**Goal/Purpose of Request.**

The request is for approval of a 6-lot preliminary plat. The proposed lots would be accessed by a private (tract) cul-de-sac. The application also includes amended R1-70 development standards. Lots 3 and 4 will contain flag lots that share a common driveway. Amended development standards are requested for:

- a. Reduced lot areas from 70,000 to 52,500 square feet,
- b. Minimum lot widths from 250 to 188 square feet,
- c. Front and rear yards from 60 to 45 feet, and
- d. Side yard from 30 to 23 feet, each representing a 25% reduction of standards.

Construction envelopes on each lot range in size from 15,300 to 28,100 square feet. Minimum 15-foot wall setbacks are provided along the side and rear property lines and are maintained as NAOS areas.

A large, broad 1,207 CFS wash runs west to east along the northern portion of the site. Minor intrusion and associated wash modification is proposed for Lots 1 and 2 with use of flood mitigation techniques such as retaining walls in order to protect the fill areas within these lots.

The entry feature on the west side of the site contains 4-foot tall, black wrought-iron swing gates along with stone-clad piers and a monument wall. Lot site walls will be built out of a combination of stucco-finished concrete block and black wrought-iron. No perimeter walls are proposed.

## IMPACT ANALYSIS

### **Traffic.**

The site has access to North 128<sup>th</sup> Street, a Minor Collector Road with a 35-foot wide half street to the west. This street intersects with East Rio Verde Drive (Dynamite Boulevard), which is designated as a Major Arterial with a 75-foot wide half street, immediately north of the site. These half streets and a 20-foot wide half street for Blue Sky Drive along the south side of the property will be dedicated with this plat. Existing 100-foot and 55-foot wide roadway easements are located adjacent to the site along E. Rio Verde and N. 128<sup>th</sup> Street respectively. Half street improvements will be made for N. 128<sup>th</sup> Street with this application along with intersection improvements on E. Rio Verde Drive.

The plat is anticipated to generate approximately 59 vehicle trips per day. Adjoining streets are capable of accommodating the additional traffic generated by this use. The proposed internal street is a private (tract) and will be gated.

### **Water/Sewer.**

Water will be provided to the site from the City of Scottsdale waterline that will be extended along Rio Verde Drive to service this area in conjunction with other plats in the vicinity. Sewer will be accommodated by individual septic systems.

### **Police/Fire.**

The Fire Department has reviewed this application and has conditionally approved the request based on Knox Box site access and adequate maneuvering space for emergency and fire vehicles.

### **Schools.**

The Cave Creek Unified School District has been notified of this application. No objection has been received from the School District on this case.

### **Open space/Scenic Corridors.**

A 100-foot wide scenic easement is provided along the north side of the site, adjacent to Rio Verde Drive. In addition, an average of 100 feet of natural area setback will be provided along the 128<sup>th</sup> Street frontage. Thirty- (30)-foot wide NAOS corridors are provided along side and rear property lines between lots. The site is located in the Upper Desert Landform and subject to abandonment of easements. About 4 acres (40%) of the site is provided and 2.96 acres (30%) of NAOS is required. This area was burned in about 1990 and enhanced vegetation is proposed for the scenic corridor and areas near the

entry drive.

**Community Involvement.**

Letters of notice were sent to property owners within 300 feet of the site on August 4, 2005. No comments were received as a result of the mail out. Staff has received no comments on this case.

**Other Boards and Commissions.**

- This area was annexed to the City from the County in 1984.
- Case 113-ZN-1984 rezoned the site to R1-70 (single family Residential) district in 1985.

STAFF  
RECOMMENDATION  
RESPONSIBLE  
DEPT(S)

**Recommended Approach:**

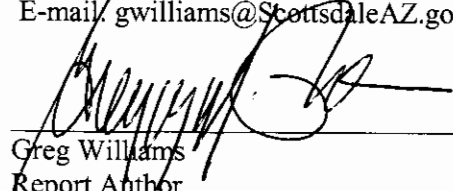
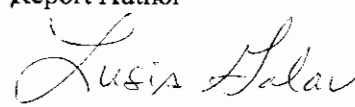
Staff recommends approval, subject to the attached stipulations.

**Planning and Development Services Department**

Current Planning Services

**STAFF CONTACT(S)**

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**APPROVED BY**  
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E-mail: [lgalav@scottsdaleAZ.gov](mailto:lgalav@scottsdaleAZ.gov)**ATTACHMENTS**

- A. Stipulations/Zoning Ordinance Requirements
- B. Fire Ordinance Requirements
  - 1. Applicant's Narrative
  - 2. Context Aerial
- 2A. Aerial Close-Up
- 3. Zoning Map
- 4. Preliminary Plat
- 5. Context Aerial/Site Plan
- 6. Conceptual Site Plan
- 7. Landscape Plan
- 8. Preliminary Scenic Corridor Plan
- 9. NAOS Preliminary Exhibit
- 10. Entry Gate Elevations/Site Details
- 11. Amended Development Standards

## **Stipulations for Case: 12-PP-2005 128<sup>TH</sup> Street & Rio Verde Drive:**

**Unless otherwise stated, the developer agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.**

### **Applicable Documents, Plans, And Relevant Cases**

1. The improvement plans and plat shall be in substantial conformance to the following documents except as required by the Revised Scottsdale City Code, and the stipulations herein:

#### **General Documents**

- a. The location and configuration of all site improvements shall be constructed to be consistent with the Preliminary Plat submitted by LVA, dated August 10, 2006 by City staff.
- b. The Design Standards and Policies Manual (DS&PM).

#### **Planning Documents**

- c. Each lot shall be constructed to comply with the Amended Development Standards submitted by LVA, dated August 10, 2006 by City staff.
- d. The Scenic Corridor Plan by LVA, dated August 10, 2006 by City Staff.
- e. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by LVA, dated August 10, 2006 by City staff.
- f. The Conceptual Walls and Gate Design by LVA, dated August 10, 2006 by City staff.
- g. The NAOS, including quantity, size, and location shall be installed to be consistent with the Natural Area Open Space (NAOS) Analysis exhibit submitted by LVA, dated August 10, 2006 by City staff.

#### **Engineering Documents**

- h. Preliminary Drainage Report for Flower Property; prepared by G2 Consulting Engineers, dated May 3, 2006.

### **Subdivision Plat Requirements**

#### **Subdivision Design**

#### **DRB Stipulations**

2. The final plat and the final improvement plans shall identify the ownership, use and the maintenance responsibilities of any land not used for residential lots.
3. The homeowners' association shall be responsible for the maintenance of the exterior perimeter walls. The developer shall note this requirement on the final plat.
4. Provide the following note on the final plat: Each lot contains a maximum building construction envelope approved by the City of Scottsdale's Development Review Board. The building envelope exhibit is on file at the City of Scottsdale. No buildings shall be located outside of the construction envelope.
5. Provide the following note to the final plat: Land designated as Natural Area Open Space (NAOS) shall be permanently maintained as natural desert space pursuant to the City of Scottsdale's Environmentally Sensitive Lands Ordinance. Designated NAOS areas shall not be accepted for the maintenance, or property ownership by the City of Scottsdale without expressed action of the City of Scottsdale's City Council. Before any improvement is accepted, it shall meet City standards. Failure

to maintain the designated NAOS areas could result in a civil action brought by the City for costs incurred by the City of Scottsdale for maintenance and preservation.

6. The minimum total NAOS to be dedicated for this project shall be 2.96 acres.
7. Show a Cross-Access Easement dedicated over portions of proposed Lots 3 and 4 to achieve the type of access and location of NAOS that is being proposed at the entrance of both lots

#### **Ordinance**

- A. The developer shall provide a separate, dimensioned, building envelope exhibit with the final plat review. (ESLO)

#### **Street Dedication Requirements**

#### **Ordinance**

- B. The developer shall provide the following street rights-of-way:

<b>STREET NAME</b>	<b>STREET TYPE</b>	<b>R.O.W. DEDICATION</b>
Dynamite Boulevard (Public)	Major Arterial	75 ft half street, and 100 ft scenic corridor
128 <sup>th</sup> Street (Public)	Local collector	35 ft half street
Blue Sky Drive (Public)	Local residential	20 ft half street
Internal Street (Private)	Local Residential	40' (full width) – per Fig. 5.3-19 ESL DSPM Road Design Standards

#### **Easements**

#### **DRB Stipulations**

8. Vista Corridor
  - a. All watercourses with a 100-year peak flow rate of 750 cfs or greater, shall be dedicated as Vista Corridors on the final plat. Each Vista Corridor shall be established by a continuous scenic easement. The minimum width of the Vista Corridor easement shall be one hundred feet and shall include, at a minimum, any existing low flow channels, all major vegetation, and the area between the tops of the banks of the watercourses.
  - b. All Vista Corridors shall be left in a natural state unless disturbed by infrastructure improvements as approved by the Development Review Board.
9. Scenic Corridors
  - a. A 100 foot wide scenic corridor easement shall be provided along the Rio Verde Drive frontage.
  - b. A scenic buffer easement of an average 100 feet in width shall be provided along the 128<sup>th</sup> Street frontage.
10. Trail Easement:
 

Prior to final plan approval, the developer shall dedicate a public access easement as wide as the vista corridor easement along the main wash located to the north of this subdivision. The applicant shall be responsible for coordinating the approved trail alignment with the City's Trails Planner. The alignment shall be determined prior to submission of final plans. Dedicate a 25-foot Public Access Easement along the Dynamite Boulevard alignment.
11. Sight Distance Easements
 

Sight distance easements shall be dedicated over sight distance triangles. Sight distance triangles shall be pursuant to figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

Provide the following note on final plat: Sight distance easements shall be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet as determined by the City of Scottsdale.

12. Vehicular Non-Access Easement:

Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Dynamite and 128<sup>th</sup> Streets except at the approved driveway location.

13. Indemnity Agreements:

When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

## Ordinance

C. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. The plat shall state that all drainage and flood control easements shall be dedicated to the City with maintenance responsibility for drainage facilities and detention basins to be that of the property owner and/or the Homeowners Association.

D. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water and sewer easements necessary to serve the site.

E. Vista Corridor Easements:

- (1) All vista corridor easements shall be dedicated to the City as drainage and flood control easements, with maintenance the responsibility of the owner.

F. Public Utility Easement:

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

G. An Natural Area Open Space Easement (NAOS):

- (1) A NAOS easement shall be dedicated to the City of Scottsdale for all areas designated as NAOS

## **Final Improvement Plan Requirements**

### **PLANNING**

#### **Gate House Design And Amenity Feature Design**

#### **DRB Stipulations**

14. The face of the service entrance section(s), if exterior, shall be flush with the building façade and painted to match the building.
15. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted



units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1' higher than the tallest unit.

16. All exterior conduit and raceways shall be painted to match the building.
17. No exterior roof ladder shall be allowed where they are visible to the public or from an off-site location.

### **Walls, And Fence Design**

#### **DRB Stipulations**

18. All walls shall match the architectural color, materials and finish of CMU Block with stone veneer finish. Steel entry gate, paint color; Dunn Edwards, Weathered Brown, DEC 756.
19. Walls within a sight visibility triangle shall not exceed 2'-0" measured from nearest street line as described in the DS&PM.

### **Natural Area Open Space (NAOS)**

#### **DRB Stipulations**

20. Any NAOS that is dedicated over a Public Utility Easement shall be counted as revegetated NAOS.
21. NAOS shall not be dedicated within 5-feet of any building
22. NAOS areas dedicated within 10-feet of any building shall considered revegetated NAOS.
23. NAOS areas dedicated within 5-feet of any wall shall considered revegetated NAOS.

### **Construction Envelope Exhibit**

#### **DRB Stipulations**

24. Add the following note the final construction envelope exhibit: "Modification to the building envelope exhibit shall require the approval of the Development Review Board."

#### **Ordinance**

- H. The developer shall provide a separate dimensioned construction envelope exhibit with the improvement plan review.

### **Landscape Design**

#### **DRB Stipulations**

25. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
  26. Salvaged vegetation shall be incorporated into the landscape design.
  27. Provide the following note: Area within a sight distance triangle shall be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within a sight distance triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line.
  28. Public right-of-way median landscaping and irrigation shall be installed and constructed in accordance with the City of Scottsdale's Supplement to MAG Standard Specification.
  29. All roadway tracts shall be landscaped and maintained by the developer and/or homeowner association.
- D. Ordinance

**Exterior Lighting Design****DRB Stipulations**

30. No lighting shall be permitted in dedicated NAOS easements, and Vista Corridor easements.
31. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.
32. Incorporate into the project's design, the following:
  - Gate House Design and Amenity Feature Design
    - a. Fixtures shall be a flat black or dark bronze finish.
    - b. Path light fixtures shall utilize an incandescent, halogen incandescent, or compact fluorescent lamps source.
  - Landscape Lighting
    - c. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
    - d. Fixtures shall be a flat black or dark bronze finish.
    - e. Landscaping lighting shall only be utilized to accent plant material.
    - f. All landscape lighting directed upward, shall be aimed away from property line.
    - g. The landscape lighting lamp shall be an incandescent or halogen incandescent source.
  - Path lighting
    - h. Path light fixtures shall meet all IESNA requirements for cutoff.
    - i. Fixtures shall be a flat black or dark bronze finish.
    - j. Path light fixtures shall utilize an incandescent, halogen incandescent, or compact fluorescent lamps source.

**Ordinance**

- I. The landscape light lamps shall not exceed 15 watts.
- J. The path light lamps shall not exceed 25 watts.

**Additional Planning Items****DRB Stipulations**

33. Flagpoles, if provided, shall be one piece, conical, and tapered.
34. As part of the sales of any residential lot adjacent to a public trail, path, or commercial property, the developer shall require the purchaser to sign an acknowledgement that the property is adjacent to a public trail, path, or commercial property.

## **ENGINEERING**

**Drainage And Flood Control****DRB Stipulations**

35. Demonstrate consistency and conformance with accepted drainage plans and reports from Section I, Applicable Engineering Documents and Plans.
36. The developer shall construct all drainage training walls, berms or other improvements along with the roadway infrastructure, and shall be part of the improvement plans.

37. Basins shall be designed such that the depth of water does not exceed 3 feet for all storm frequencies up to the 100 year 2 hour event.
38. Basin sideslopes shall not exceed 4:1 (ratio of 4 feet horizontal to 1 foot vertical) wherever practical. Sideslopes greater than 4:1 may be used to lessen disturbance to the site. All basins shall have some portion of their perimeter at a sideslope that does not exceed 4:1.
39. Basins shall be designed to have positive outfall whenever practical. When positive outfall cannot be provided, then mechanical means shall be used to drain the basin. Percolation, including dry wells, shall not be allowed. Provide bleed-off calculations that demonstrate the discharge rate and the time to drain.
40. All 404 jurisdictional delineations shall be shown on the final improvement plans and the final drainage report drainage exhibit/plan. All areas of disturbance shall be clearly noted. A completed 404 Certification Form shall be submitted with final improvement plans. A copy of the 404 permit from the U.S. Army Corps of Engineers, including an exhibit showing the delineations, shall be submitted prior to approval of final improvement plans. Limits of disturbance and other conditions must be in conformance with the 404 permit.
41. All onsite erosion protection and floodwalls necessary to protect residential structures from flooding, within a given parcel, shall be constructed as infrastructure improvements for that parcel, even if they are located in a different parcel, prior to the issuance of building permits in that parcel.
42. Provide positive drainage away from walks and curbs along all streets.
43. Riprap shall be indigenous stone.
44. All exposed cut and fill shall be treated with eonite or equivalent.

#### **Ordinance**

- K. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
  - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. In all cases, storage basins must drain completely within 36 hours.
  - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered. Dry wells shall not be used.
  - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
  - (4) Off-site runoff must enter and exit the site as it did historically.
  - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- L. Other Stormwater Storage:

Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.

Drywells are not allowed.
- M. Street Crossings:

Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

**Roadway, Intersection, And Access Design****DRB Stipulations**

45. Streets and other related improvements:

<b>STREET NAME</b>	<b>STREET TYPE</b>	<b>ROADWAY IMPROVEMENT</b>	<b>CURB TYPE</b>	<b>BIKE PATH, SIDEWALK, TRAILS</b>
Dynamite Boulevard (Public)	Major Arterial	None	None	None
128 <sup>th</sup> Street (Public)	Local collector	20 feet minimum pavement	None	None
Blue Sky Drive (Public)	Local residential	None	None	None
Internal Street (Private)	Local Residential	40' (full width) – per Fig. 5.3-19 ESL DSPM Road Design Standards	1.5 ft ribbon	6 ft shoulder, both sides

46. Provide an emergency vehicle turn around on Lots 3 and 4.

47. Where a gated entrance is proposed, the developer shall design and construct the gated entrance in conformance with Figure 8.1-1 of the City's Design Standards and Policies Manual. Ensure that a pedestrian access is around the gated entry.

48. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.

**Ordinance**

- N. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.
- O. Public street lights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

**Trails And Paths****DRB Stipulations**

- 49. Prior to final plan approval, the developer shall dedicate a public access easement as wide as the vista/scenic corridor easement along the main wash located to the north of this subdivision. The applicant shall be responsible for coordinating the approved trail alignment with the City's Trails Planner. The alignment shall be determined prior to submission of final plans.
- 50. Before any certificate of occupancy is issued for the site, the developer shall construct a minimum 15 foot wide public trail within the public access easement. The trail shall be buffered from parking areas and from vehicles as much as possible.
- 51. The developer shall be responsible for coordinating the approved trail alignment with the City's Trail Coordinator. The alignment shall be determined prior to submission of final plans.
- 52. The developer shall provide signage for all trails per Section 7.3 of the City's Design Standards & Policies Manual. The location and design of the signs and markers shall be shown on the final improvement plans to the satisfactions of Parks and Recreation staff.

**Refuse****DRB Stipulations**

53. If individual (80-gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's Refuse Enclosure detail.

**Ordinance**

- P. Underground vault-type containers are not allowed.
- Q. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- R. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

**Water And Wastewater Stipulations**

**The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements.**

**DRB Stipulations**

54. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department **before** the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
- a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
  - b. Identify the timing of and parties responsible for construction of all water facilities.
  - c. Include a complete description of requirements relating to project phasing.
  - d. Identify the location of required pressure reducing valve locations as applicable, and provide the results of a pressure flow test.
55. BASIS OF DESIGN REPORT (SANITARY SEWER). ). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
- a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
  - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
  - c. Include a complete description of requirements relating to project phasing.
  - d. Clearly identify water sampling station locations as applicable.
56. APPROVED BASIS OF DESIGN REPORTS. **Before** the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the Basis of Design Reports for Water and Wastewater.
57. Whenever looped or outfall lines are required outside the roadway prism, the lines shall be located in a tract (not on a lot) with a 20' water/sewer easement overlaying the alignment. These alignments shall be graded and maintained in a manner that allows access for maintenance purposes, in accordance with the City's Design Standards and Policies Manual.

58. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:

For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.

For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

#### WATER

##### Ordinance

- S. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

##### Wastewater

##### Ordinance

- T. Privately owned sanitary sewer shall not run parallel within the waterline easement.

## **Construction Requirements**

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##### As-Builts

59. Improvement plans that document all ongoing construction, including, but not limited to, field changes, as-built locations, or other modifications, shall be maintained at the construction site, and shall be made available to City staff for review upon request.
60. City staff may request the developer to submit as-built plans to the Inspection Services Division prior to acceptance of construction, or within one year from the date of acceptance.
61. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
62. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges, as determined by city staff.

**Summary Of Development Standards**

<b>Subdivision Name</b>	<b>FLOWER PROPERTY</b>
<b>Zoning</b>	<b>R1-70 ESL</b>

	<b>Ordinance Requirements</b>	<b>Maximum Reduction Allowed</b>	<b>Amended Standards</b>	<b>(%) Proposed Reduction</b>
<b>Min. Lot Area</b>	<b>70,000 SF</b>	<b>25%</b>	<b>52,500</b>	<b>25%</b>
<b>Min. Lot Width</b>	<b>250 Feet</b>	<b>25%</b>	<b>187.5 Feet</b>	<b>25%</b>
Standard Lot				
Flag Lot				
<b>Maximum Building Height</b>	<b>24 Feet</b>		<b>24 Feet</b>	
<b>Min. Yard Setbacks</b>				
<b>Front Yard</b>				
Front (to face of building)	<b>60 Feet</b>	<b>25%</b>	<b>45 Feet</b>	<b>25%</b>
Front (to face of garage)	<b>60 Feet</b>	<b>25%</b>	<b>45 Feet</b>	<b>25%</b>
Front (corner lot, side street)	<b>60 Feet</b>	<b>25%</b>	<b>45 Feet</b>	<b>25%</b>
Front (corner lot, adjacent to key lot, side street)	<b>60 Feet</b>			
Front (double frontage)	<b>60 Feet</b>	<b>25%</b>	<b>45 Feet</b>	<b>25%</b>
<b>Side Yard</b>				
Minimum	<b>30 Feet</b>	<b>25%</b>	<b>22.5 Feet</b>	<b>25%</b>
Minimum aggregate				
<b>Rear Yard</b>				
Standard Depth	<b>60 Feet</b>	<b>25%</b>	<b>45 Feet</b>	<b>25%</b>
Min. Depth (% of difference which can be occupied)				
Patio*				
<b>Distance Between Buildings (Min)</b>				
Accessory & Main	<b>10 Feet</b>		<b>10 Feet</b>	
Main Buildings/Adjacent Lots	<b>60 Feet</b>		<b>60 Feet</b>	
<b>Maximum Wall Height</b>				
Front	<b>3 Feet</b>		<b>3 Feet</b>	
Side	<b>8 Feet</b>		<b>8 Feet</b>	
Rear	<b>8 Feet</b>		<b>8 Feet</b>	
Corner side not next to key lot	<b>8 Feet</b>		<b>8 Feet</b>	
Corral fence height (on prop line)	<b>6 Feet</b>		<b>6 Feet</b>	
<b>Development Perimeter Setbacks</b>				
<b>Notes &amp; Exceptions</b>				
<b>See Legislative Draft for approved Development Standards.</b>				

Flower Property  
128th St. & Rio Verd  
S.E.C.  
Scottsdale, AZ

## FIRE ORDINANCE REQUIREMENTS

(INCORPORATE THE DESIGNATED STIPULATIONS INTO FINAL PLAT)

- |  |   |
|--|---|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE &amp; MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES &amp; EMERGENCY ACCESS SHALL BE PROVIDED &amp; MARKED IN COMPLIANCE WITH CITY ORDINANCE &amp; IFC AT THE FOLLOWING LOCATIONS.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMMENDMENTS ACT &amp; AMERICANS WITH DISABILITIES ACT &amp; INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 4. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"><input type="checkbox"/> A. KNOX BOX</p> <p style="margin-left: 20px;"><input type="checkbox"/> B. PADLOCK</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> C. KNOX OVERRIDE &amp; PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input type="checkbox"/> 5. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p><input checked="" type="checkbox"/> 6. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS &amp; HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input type="checkbox"/> 7. NUMBER OF FIRE HYDRANTS REQUIRED, <u>2</u>. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED &amp; OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF <u>600</u> AT _____ GPM THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> | <p><input type="checkbox"/> 8. SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION &amp; SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS &amp; HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.</p> <p><input checked="" type="checkbox"/> 9. MODIFIED NFPA 13-D SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS.</p> <p><input type="checkbox"/> 10. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS &amp; ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE &amp; INTERPRETATIONS &amp; APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS &amp; 900 SQ FT MIN. IN ATTIC.</p> <p><input type="checkbox"/> 11. NFPA (2002 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA:</p> <p><input type="checkbox"/> 12. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 &amp; 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 13. FIRELINE, SPRINKLER &amp; STANDPIPE SYSTEM SHALL BE FLUSHED &amp; PRESSURE TESTED PER NFPA STANDARDS &amp; SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 14. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x _____ (NSHT)</p> <p style="margin-left: 20px;"><input type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</p> <p style="margin-left: 20px;"><input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input checked="" type="checkbox"/> 15. EXTEND WATER LINE TO PROPERTIES</p> |
|--|---|

## ATTACHMENT B



## S.E.C. of 128<sup>th</sup> Street & Rio Verde Road Project Narrative

### **EXISTING CONDITIONS**

The subject property is located on approximately 10 acres at the southeast corner of 128<sup>th</sup> Street and Rio Verde Drive. There are currently no existing improvements to the site. The existing zoning on the property is R1-70 ESL and a general plan designation of Rural Residential. The zoning on surrounding properties is a combination of R1-70 ESL to the north, east and south and R1-130 ESL to the west. Surrounding land ownership patterns in the immediate area include State Land to the immediate north and west, and private land to the south and east. The only existing development proximate to the site is a single-family residence located south-east of the property. The site is bounded by Rio Verde Drive on the north and 128<sup>th</sup> Street on the western edge. Rio Verde Drive is currently a two lane paved roadway with no other improvements. 128<sup>th</sup> Street is a non-paved maintained roadway approximately 25 feet in width, designed to permit existing drainage to flow across the top of the roadway at dip sections.

The site is vegetated with a low density of mature tree and cacti species as a result of a regional wildfire burn that occurred in the area approximately 15 years ago. Recovery of the vegetation is on-going, with grasses and low shrubs dominating the spectrum of existing species, typical of species found in a recovering Upper Sonoran Desert ecosystem. Areas of increased vegetation density do exist adjacent to consolidated drainage corridors (channel on south side of Rio Verde Drive) and adjacent to 128<sup>th</sup> Street. Viewsheds from the property are primarily to the south and east with panoramic views of the Mazatzal Mountains, Four Peaks, Superstition and McDowell Mountains. The property is also bounded on the west and north sides by the proposed Scottsdale Preserve, establishing a setting of open space and associated amenities proximate to the property.

The site drains to the east, parallel to Rio Verde Drive with the established floodplain located generally in the north half of the property. While established drainageways with sandy bottoms do exist, runoff is not confined to established channels as is evidenced by multiple crisscrossing that occurs within the floodplain. The topography of the site is moderate with low slope areas within the floodplains and gradual slope found within the south half of the property. Areas of planned revegetation will match or exceed density levels of undisturbed vegetation.

An archaeological survey was completed on the site finding no cultural resources in the form of sites, features, or artifacts were identified during this survey. This lead to a determination of No Effect and no further archaeological work is recommended.

### **DEVELOPMENT PLAN**

This application proposed the establishment of six single-family homesites on ten acres at an overall density of 0.6 Du/Ac within the existing R1-70 ESL district. The lots are distributed throughout the southern three-quarters of the property, recognizing the previously discussed wash conditions and will be accessed via a single gated private cul-de-sac street that extends approximately 300 feet into the property from the west. The internal local street network has been designed to minimize impacts to existing wash corridors and reduce the total amount of street area within the project. Access to the property will be from 128<sup>th</sup> Street, a future minor collector roadway as identified on the City of Scottsdale's Street Master Plan. Half street improvements for 128<sup>th</sup> Street (35 foot R/W) will be constructed by the applicant along the western frontage of the property, tying into existing improvements on Rio Verde Drive. The applicant has agreed with the City to not provide half-street improvements on Rio Verde Drive, although the entire half-street right-of-way (75 feet) will be dedicated to the City. In addition, the applicant will delineate a 100-foot scenic corridor easement south of the Rio Verde right-of-way. There are no cuts and fills larger than eight (8) feet and, therefore, Design Review Board approval will not be required pertaining to this item.

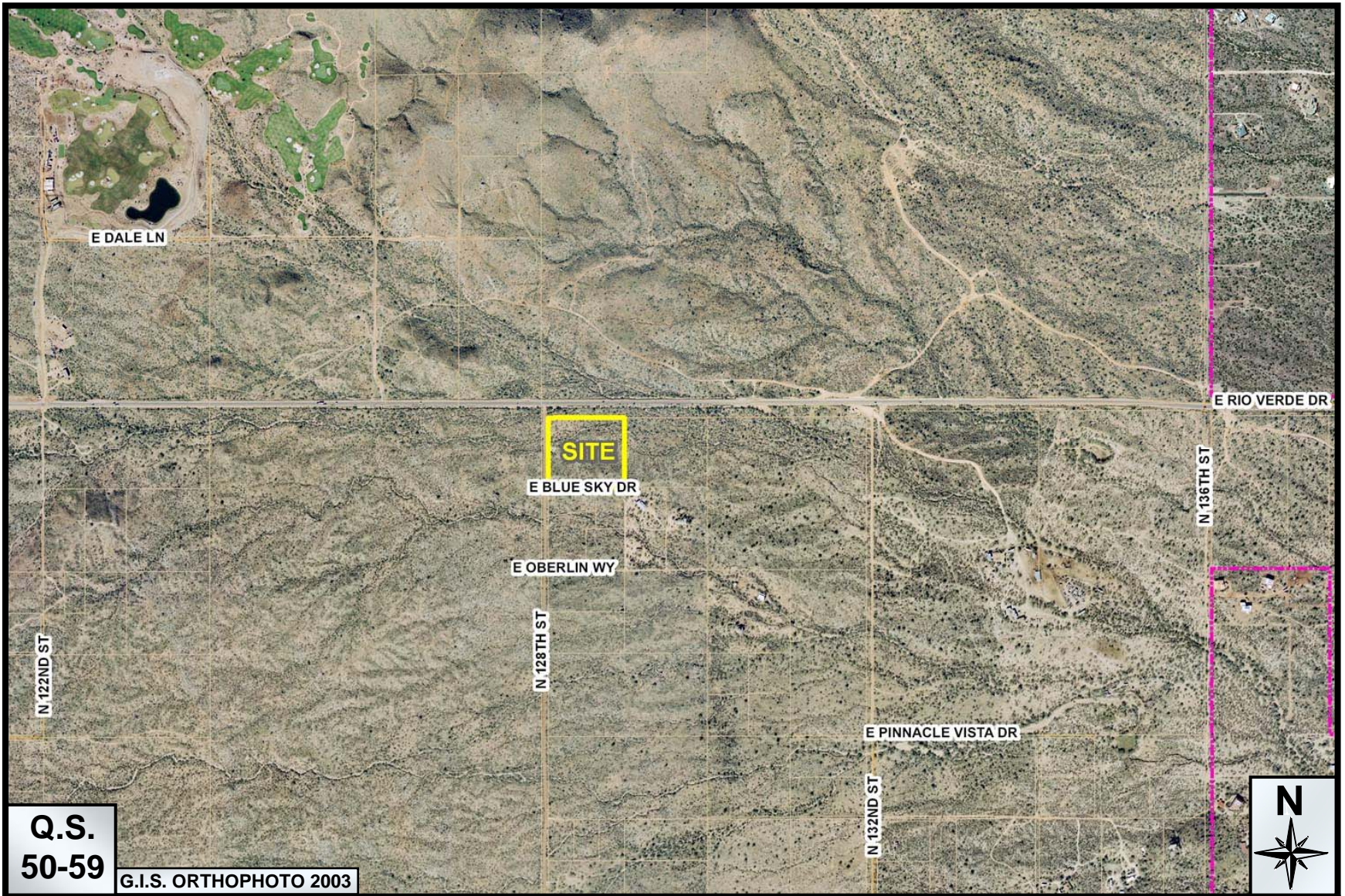
On-lot building envelopes have been specifically delineated to provide a subdivision that blends with the existing character of the area. This is done by promoting a sense of openness among adjoining lots and also protecting sensitive natural features such as the identified wash corridors and vegetation areas. Development envelopes have been oriented to maximize their proximity to open space areas and existing natural features. Development envelopes were also delineated to buffer development on the northern half of the site from adjacent roadways, preserve the integrity of the scenic corridor and the wash corridor. Envelopes on the southern portion of the site also provide sufficient setback from adjacent properties to maintain increased sense of openness and protect the free movement of existing species through the delineation of N.A.O.S./wildlife corridors with a minimum width of 30 feet.

Because of large contiguous nature of open space corridors on the property, the applicant is seeking to consolidate development impacts by requesting amended development standards for the six lots. Approval of the ADS will promote protection of sensitive environmental areas and through flexible development design. Please see the Proposed Amended Development Standards Table and Amended Development Standards Justification Form for a detailed analysis of proposed modifications to the R1-190 standards. Natural area open space will be established through the dedication of NAOS easements on individual lots. The required amount of NAOS for the property is 2.96 acres as determined by a computer generated slope analysis and applied to the Upper Desert Landform open space requirements. The applicant is exceeding this required amount by providing 1.04 additional acres of open space (for a total of 4.0 acres or 40% of the overall site).

### **CONCLUSION**

The applicant believes that the attached preliminary plat meets the design sensitivity objectives of the ESL Ordinance and is consistent with the land use vision for the area. Conformance with design principles outlined in the Dynamite Foothill Character Area Plan have been objectives of the applicant with respect to achieving a sense of “rural desert character” and integration of development within this highly aesthetic and unique area..





**Q.S.  
50-59**

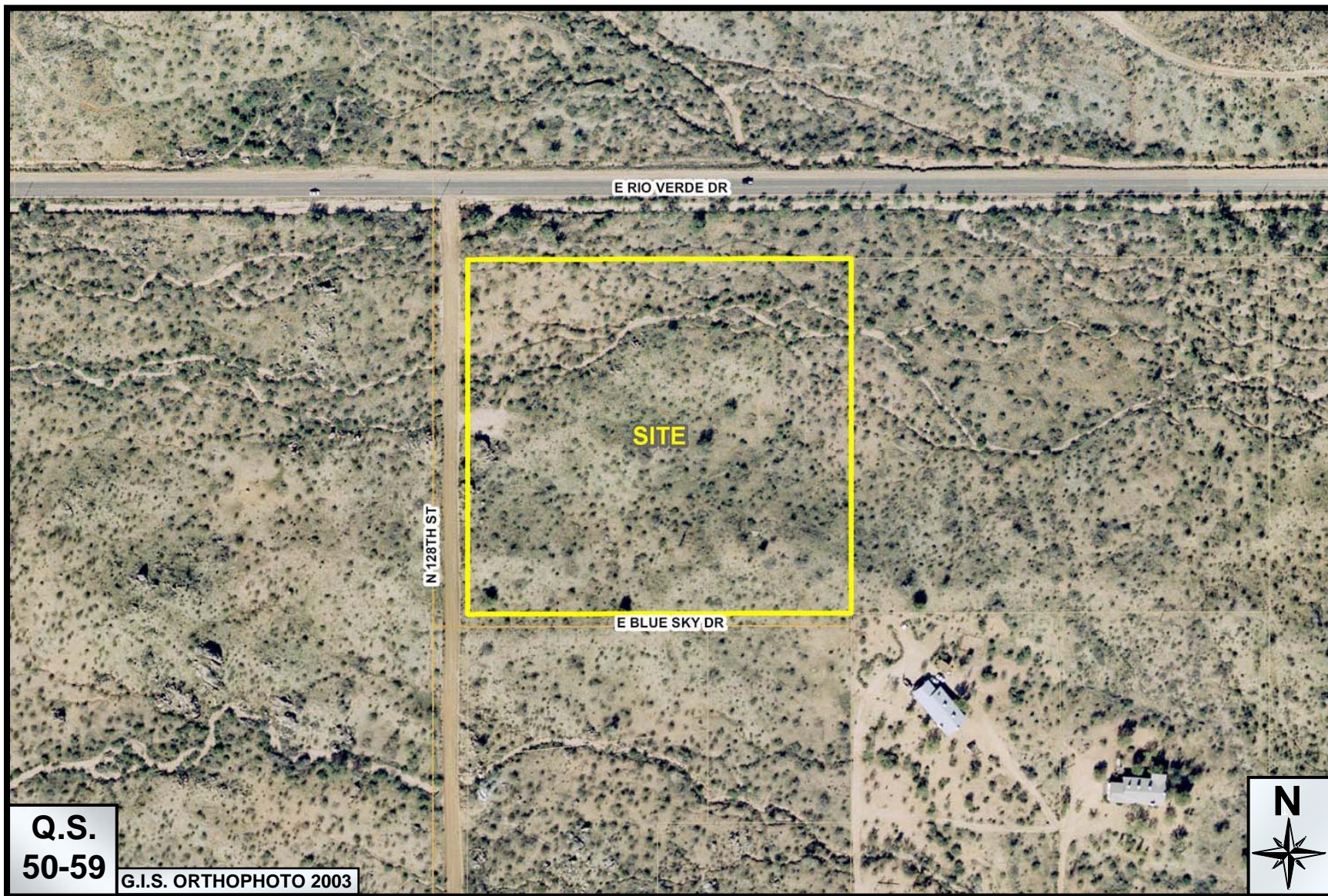
G.I.S. ORTHOPHOTO 2003

128th & Rio Verde Drive

**12-PP-2005**

ATTACHMENT #2





Q.S.  
50-59

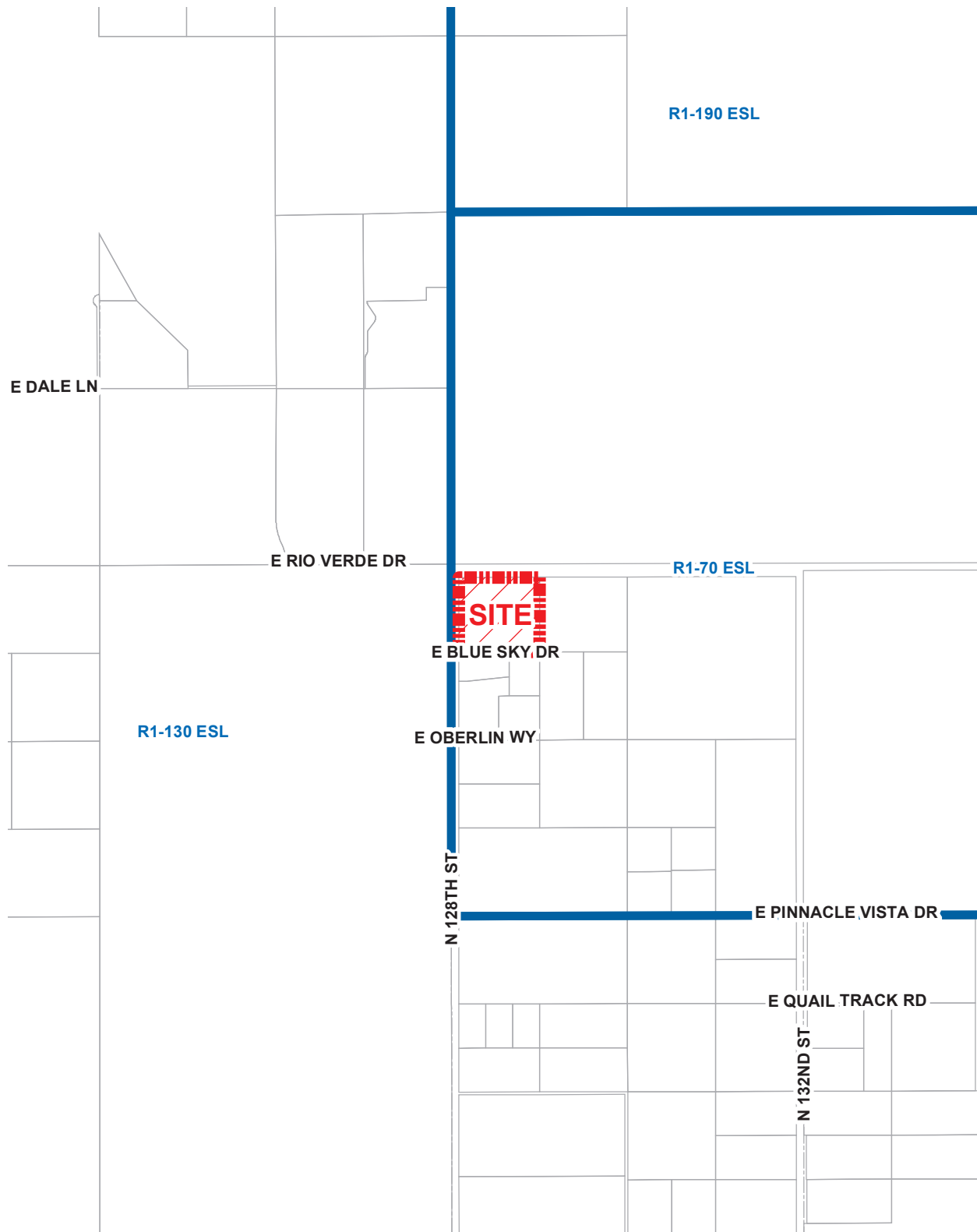
G.I.S. ORTHOPHOTO 2003



128th & Rio Verde Drive

**12-PP-2005**

ATTACHMENT #2A



12-PP-2005

ATTACHMENT #3



LOCATED IN THE WESTERN CORNER OF SECTION 22,  
T4N, R1E, OF THE CHAMBERLAIN, BROWN CO., MINN.

## References

The Northwest quarter of the Northwest quarter of the Northwest quarter of Section 38, Township 8 North, Range 5 East of the 6th and Salt River Basins and Meridian, Maricopa County, Arizona.

**CHERRY LUBRICANTS**  
**NEW PLANT HONEY LLC**  
**CLARK, IL 61701**  
**312-291-1000**

[illegible]

APR 27-77-005  
 CR: 00-00  
 JUNE 01-70  
 APR 10.6 AD (1000)  
 APR 27.5 AD (100)

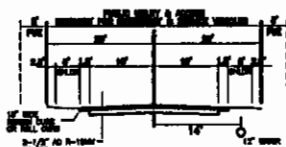
**QUALITY PROGRAMS**  
**WASH** CITY OF SEATTLE  
**WASH** CITY OF SEATTLE  
**WASH** JAMES EARL RAY  
**WASH** IN THE CONSPIRACY  
**ON** DOCUMENTS  
**ONLY XL** ONE CONSPIRACY

**COMMUNIST**  
O.S. SPENCER  
600 E. 7TH ST.  
LOS ANGELES 18, CALIF.

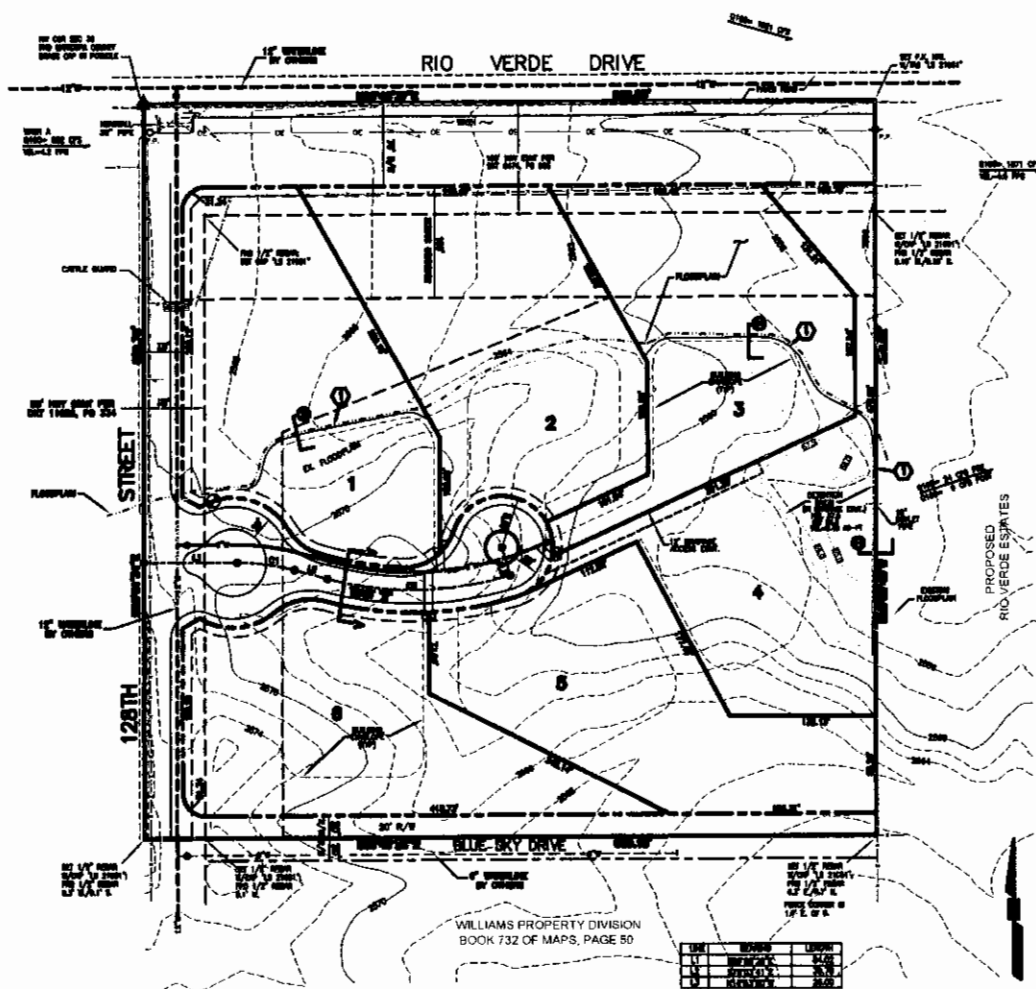
ALL JEWELRY STORES ARE PROBABLY SUBJECTS  
OF INTEREST.

RETAIL STORES TO BE VISITED WITH FULL DETAILED  
REPORT. REPORT AND OBSERVATIONS SHOULD BE  
COMPLETED WITH APPROVED FORMS.

REPORT IS REQUIRED EVERY DAY.



SECTION A-A  
LOCAL RESIDENTIAL STREET (SLO)  
(7-10-10)



WILLIAMS PROPERTY DIVISION  
BOOK 732 OF MAPS, PAGE 50

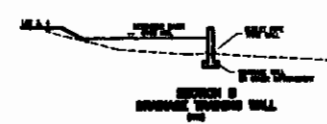
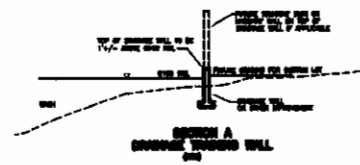
Case	Model	Length
1	Model 1	24.00
2	Model 2	24.00
3	Model 3	24.00

Case	Model	Length
1	Model 1	24.00
2	Model 2	24.00
3	Model 3	24.00



① **NEVER DRINK WILL BEAN OR OTHER APPROVED TO BE**  
**CONSUMED FOR DRINKING FLAV.**



**LEADER**

-  WEDGGE CORNER  
 MONUMENT AS NOTED  
 SIGN  
 POWER POLE  
 OVERHEAD ELECTRIC  
 SAW TOOTH FENCE  
 PROPOSED WATER SERVICE & MAIN TIE-INS  
 PROPOSED FIRE HYDRANT



**G2 Consulting Engineers, Inc.**  
16738 N. 109th Street  
Scottsdale, AZ 85255  
480/502-4870

**PRELIMINARY PLAN**

**FLOWER PROPERTY**

Page 1 of 1	Job No. 10000	Sheet 1 of 1
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#### LEGEND:

Preliminary Development Envelope Area

Site Boundary

#### SITE DATA:

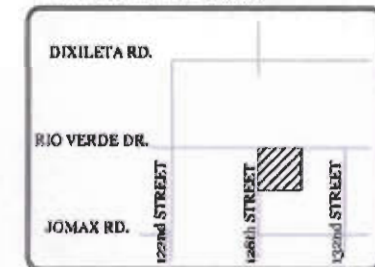
GROSS AREA: 10.0 Acres  
 PROPOSED # OF LOTS: 6  
 GROSS DENSITY: 0.6 Du/Ac.  
 CURRENT ZONING: R1-70 ESL  
 REQUIRED N.A.O.S. AREA: 2.96 Acres  
 PROVIDED N.A.O.S. AREA: 4.0 Acres

#### SETBACKS:

FRONT: 45' MIN.  
 SIDE: 22.5' MIN.  
 REAR: 45' MIN.

MINIMUM LOT AREA: 52,500 (w/ 25 % REDUCTION)  
 MINIMUM LOT WIDTH: 187.5' (w/ 25 % REDUCTION)

#### VICINITY MAP (N.T.S.)



CONTEXT AERIAL & CONTEXT SITE PLAN  
 128TH ST. & RIO VERDE DRIVE  
 SCOTTSDALE, ARIZONA

12-PP-2005  
 REV: 08/10/2006





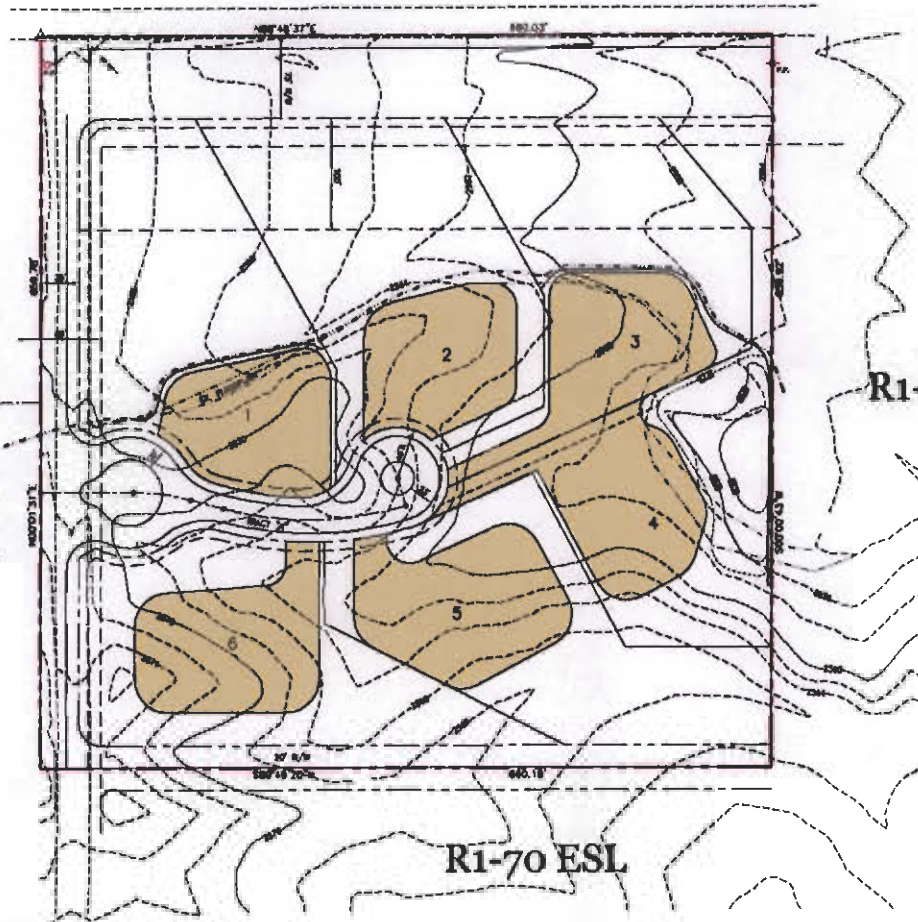
ASLD  
R1-130 ESL  
Future Preserve Area

ASLD  
R1-70 ESL  
Future Preserve Area

ASLD  
R1-130 ESL  
Future Preserve Area

R1-70 ESL

R1-70 ESL



**LEGEND:**

- Preliminary Development Envelope Area with Average Conceptual Envelope Dimensions
- Site Boundary

**SITE DATA:**

GROSS AREA: 10.0 Acres  
NET AREA: 8.4 Acres  
PROPOSED # OF LOTS: 6  
GROSS DENSITY: 0.6 Du/Ac.  
CURRENT ZONING: R1-70 ESL  
REQUIRED N.A.O.S. AREA: 2.96 Acres  
PROVIDED N.A.O.S. AREA: 4.0 Acres

**SETBACKS:**

FRONT: 45' MIN.  
SIDE: 22.5' MIN.  
REAR: 45' MIN.

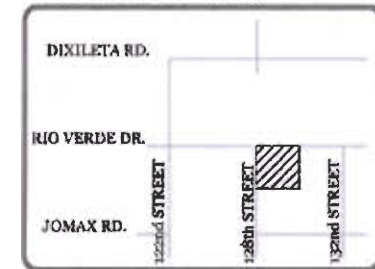
MINIMUM LOT AREA: 52,500 (w/ 25 % REDUCTION)  
MINIMUM LOT WIDTH: 187.5' (w/ 25 % REDUCTION)

**NOTES:**

REQUIRES E.S.L. WASH MODIFICATION APPLICATION APPROVAL  
REQUIRES RETAINING WALLS FOR LOTS 1, 3 & 4

LOT	LOT AREA (Sq.Ft.)	DEV. ENV. AREA (Sq.Ft.)
1	58,108	21,308
2	60,791	20,907
3	52,779	23,028
4	52,526	24,687
5	52,526	27,592
6	52,516	25,026

**VICINITY MAP (N.T.S.)**



**CONCEPTUAL SITE PLAN**





**128TH ST. & RIO VERDE DRIVE**  
SCOTTSDALE, ARIZONA

**12-PP-2005**  
REV: 08/10/2006



The site plan for Rio Verde Drive shows a proposed development layout. Key features include:

- Proposed Developments:** Labeled 1, 2, 3, 5, and 6. These are outlined with solid lines and contain various symbols representing trees and landscaping.
- Easements:** A 100' SCENIC CORRIDOR EASEMENT is shown as a dashed line running horizontally across the upper portion of the plan. A 20' ROW (Right of Way) is indicated along the top boundary.
- Existing Landscape:** Areas labeled "EXISTING LANDSCAPE TO REMAIN" are shown with dashed outlines and contain tree symbols.
- Other Features:** A 20' ROW is also indicated along the left boundary, adjacent to 128th Street. A box labeled "SBE ENLARGEMENT BELOW" is located near the bottom right.

LOW VOLTAGE LANDSCAPE LIGHTING	
 TREE / ACCENT UPLIGHT	 NIGHTSCAPING CELEBRITY AU-0809 WITH FULL CUT-OFF GLARE SHIELD.
 PATH LIGHT / ACCENT DOWNLIGHT	 NIGHTSCAPING CHARMER AD-1003

(LIGHT FIXTURE COLOR IS TO BE BLACK  
'FEATHERED IRON' FINISH TYPE )

SEE ATTACHED CUT SHEETS FOR MORE  
INFORMATION

**ENTRY ENLARGEMENT**

SCALE: (+/-) 1" = 20'

NORTH

LEGEND:

- Tree / Accent (Upright)
- Path Light / Accent (Downlight)
- Light Fixture Color is to Weathered Iron Finish
- See Attached Cut Sheets Information

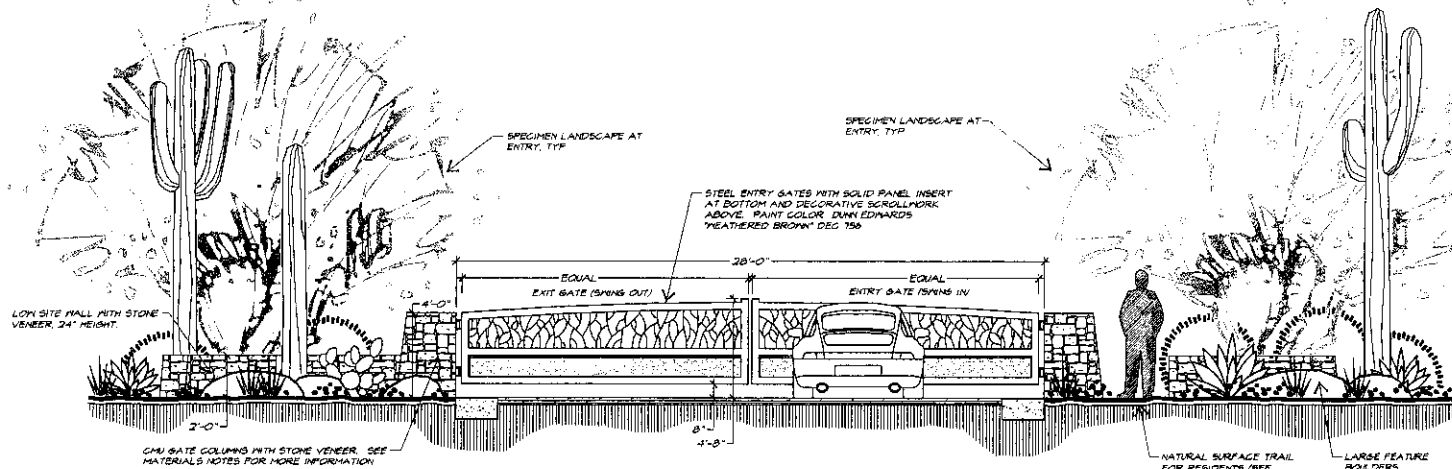
Labels on Plan:

- LANDSCAPE EASEMENT
- EXISTING SCATTERED BOULDERS PRESERVE IN PLACE
- CONCRETE BAND (MATCH CURB)
- EXISTING BOULDER FEATURE PRESERVE IN PLACE
- PAVERS (SEE NOTES)
- EXISTING BOULDER FEATURE PRESERVE IN PLACE
- LANDSCAPE EASEMENT
- LOW WALL (SEE DETAILS)
- EXIT
- ENTRY
- 24'0" 40'0"
- CALL BOX
- NATURAL SURFACE TRAIL (4' WIDTH)
- LANDSCAPE EASEMENT

SEE SHEET 2 FOR GATE ELEVATIONS AND LIGHTING CUT SHEETS.

12-PP-2005

**LVA**  
Urban Design  
Studio I.L.C.



## ENTRY GATES

SCALE: 3/8" = 1'-0"

### MATERIALS NOTES:

1. ALL METALWORK ON GATES IS TO BE PAINTED DUNN EDWARDS 'WEATHERED BROWN' DEC 156.
2. PAVERS ARE TO BE PAVESTONE (OR APPROVED EQUAL) 'PLAZA STONE' SERIES (PLAZA I, II, AND GIANT HERITAGE IN. RANDOM PATTERN) COLOR: THREE TONE BROWN.
3. STONE VENEER ON COLUMNS ARE TO BE EL DORADO STONE (OR APPROVED EQUAL) 'LUCERA HILLSTONE' WITH GROUTED JOINTS.

### Celebrity AU-0603



THIS LIGHT FIXTURE IS DESIGNED TO BE USED IN A VARIETY OF APPLICATIONS. IT IS A MODERN, CYLINDRICAL OUTDOOR LIGHT FIXTURE. IT IS AVAILABLE IN TWO FINISHES: BLACK AND BRASS. IT IS AVAILABLE IN TWO SIZES: 6" AND 8". IT IS AVAILABLE IN TWO VOLTAGES: 120V AND 240V. IT IS AVAILABLE IN TWO WATTAGES: 60W AND 100W. IT IS AVAILABLE IN TWO BEAM ANGLES: 30° AND 45°. IT IS AVAILABLE IN TWO MOUNTING TYPES: WALL MOUNTED AND POLE MOUNTED. IT IS AVAILABLE IN TWO COLORS: BLACK AND BRASS. IT IS AVAILABLE IN TWO FINISHES: MATTE AND POLISHED. IT IS AVAILABLE IN TWO SIZES: 6" AND 8". IT IS AVAILABLE IN TWO VOLTAGES: 120V AND 240V. IT IS AVAILABLE IN TWO WATTAGES: 60W AND 100W. IT IS AVAILABLE IN TWO BEAM ANGLES: 30° AND 45°. IT IS AVAILABLE IN TWO MOUNTING TYPES: WALL MOUNTED AND POLE MOUNTED. IT IS AVAILABLE IN TWO COLORS: BLACK AND BRASS. IT IS AVAILABLE IN TWO FINISHES: MATTE AND POLISHED.

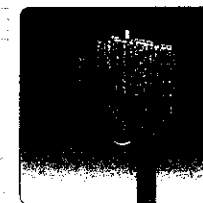
### Celebrity AU-0603

Technical drawing showing the Celebrity AU-0603 light fixture in a landscape setting. The drawing includes a plan view and a side view. The plan view shows the fixture mounted on a wall, and the side view shows the fixture mounted on a pole. The drawing includes dimensions and a scale of 1/4" = 1'-0".

DESIGN TIP:

LOW VOLTAGE LANDSCAPE LIGHTING	
TREE / ACCENT UPLIGHT	NIGHTSCAPING 'CELEBRITY' AU-0603 WITH FULL CUT-OFF GLARE SHIELD
PATH LIGHT / ACCENT DOWNLIGHT	NIGHTSCAPING 'CHARMER' AD-1803
(LIGHT FIXTURE COLOR IS TO BE BLACK 'WEATHERED IRON' FINISH, TYP.)	
SEE ATTACHED CUT SHEETS FOR MORE INFORMATION.	

### Charmier AD-1803



THIS LIGHT FIXTURE IS DESIGNED TO BE USED IN A VARIETY OF APPLICATIONS. IT IS A MODERN, CYLINDRICAL OUTDOOR LIGHT FIXTURE. IT IS AVAILABLE IN TWO FINISHES: BLACK AND BRASS. IT IS AVAILABLE IN TWO SIZES: 6" AND 8". IT IS AVAILABLE IN TWO VOLTAGES: 120V AND 240V. IT IS AVAILABLE IN TWO WATTAGES: 60W AND 100W. IT IS AVAILABLE IN TWO BEAM ANGLES: 30° AND 45°. IT IS AVAILABLE IN TWO MOUNTING TYPES: WALL MOUNTED AND POLE MOUNTED. IT IS AVAILABLE IN TWO COLORS: BLACK AND BRASS. IT IS AVAILABLE IN TWO FINISHES: MATTE AND POLISHED.

### Charmier AD-1803

Technical drawing showing the Charmier AD-1803 light fixture in a landscape setting. The drawing includes a plan view and a side view. The plan view shows the fixture mounted on a wall, and the side view shows the fixture mounted on a pole. The drawing includes dimensions and a scale of 1/4" = 1'-0".

## SITE DETAILS

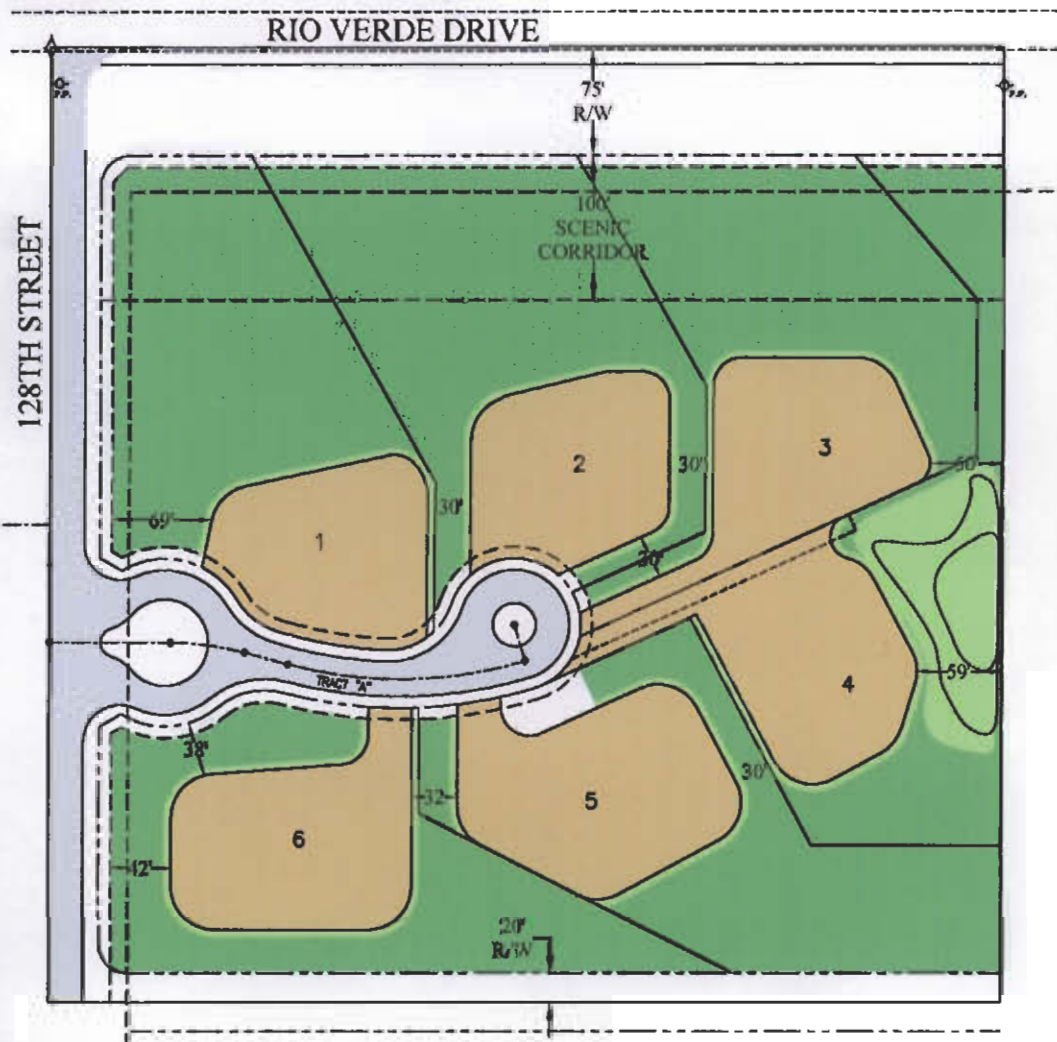
128TH AND RIO VERDE DRIVE (S.E.C.)  
SCOTTSDALE, ARIZONA

12-PP-2005  
REV: 08/10/2006

SHEET 2 OF 2

**LVA**  
Urban Design  
Studio L.L.C.

DATE: 07/14/05  
JOB: 12-PP-2005  
DES: JBY  
REV: JBY  
REV: JBY



## LEGEND:

- PRELIMINARY N.A.O.S. UNDISTURBED AREA**
  - REQUIRED N.A.O.S. AREA: 2.96 Acres (129,028 Sq.Ft.)(30%)
  - PROVIDED N.A.O.S. AREA: 4.00 Acres (174,188 Sq.Ft.)(40%)
- PRELIMINARY N.A.O.S. REVEGETATED AREA**

NOTE: PRECISE LOCATIONS AND QUANTITIES OF N.A.O.S. AREAS TO BE DETERMINED DURING PRELIMINARY PLAT AND FINAL PLAT PROCESS.

**N.A.O.S. TABLE**

LOT #	UNDISTURBED N.A.O.S. AREA (SQ.FT.)	UNDISTURBED N.A.O.S. AREA (ACRES)	REVEGETATED N.A.O.S. AREA (SQ.FT.)	REVEGETATED N.A.O.S. AREA (ACRES)	TOTAL N.A.O.S. AREA (ACRES)
1	30,828	0.71	1,254	0.03	0.74
2	33,941	0.78	1,782	0.04	0.82
3	26,308	0.60	1,797	0.04	0.64
4	14,753	0.34	12,362	0.28	0.63
5	23,566	0.54	1,582	0.04	0.57
6	23,318	0.54	2,319	0.05	0.59
<b>TOTAL</b>	<b>152,714</b>	<b>3.51 (88%)</b>	<b>21,096</b>	<b>0.48 (12%)</b>	<b>4.00</b>

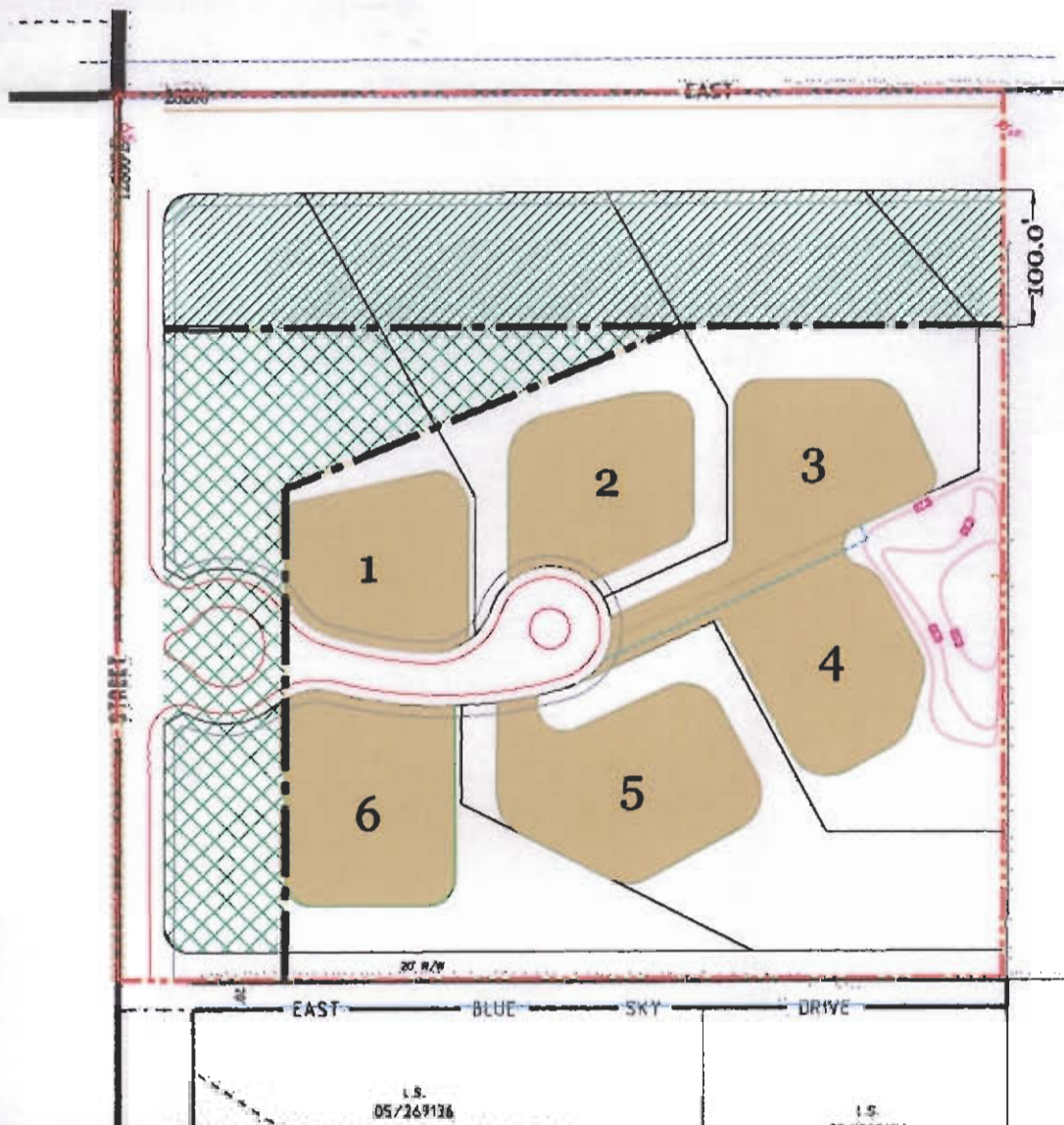
## PRELIMINARY N.A.O.S. EXHIBIT

**128TH STREET & RIO VERDE DRIVE**  
SCOTTSDALE, ARIZONA

**12-PP-2005**  
**REV: 08/10/2006**







### LEGEND

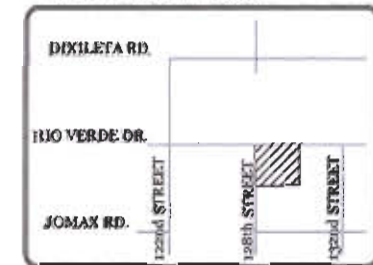
- Property Boundary
- - - Scenic Corridor Width Boundary
- Rio Verde Scenic Corridor - 100' Width from Edge of Right-of-Way
- 128th Street Scenic Corridor - 125' Width from Roadway Centerline  
(General Compliance with the Dynamite Foothills Character Area Plan)

Scenic Corridor Area: 121,800 Sq.Ft. (+/-)\*

Average 128th Scenic Corridor Width: 128'

\*NOTE: Area/Width Does Not Include 128th Street or Rio Verde Drive Right-of-Way

### VICINITY MAP (N.T.S.)



## PRELIMINARY SCENIC CORRIDOR PLAN 128TH ST. & RIO VERDE DRIVE SCOTTSDALE, ARIZONA

**12-PP-2005**  
REV: 08/10/2006



**SEC 128<sup>th</sup> STREET & RIO VERDE DRIVE**  
Amended Development Standards Justification Form  
Please attach the proposed Development Standards to this form

**Which of the following development standards are requested for amendment?**

**R1-70 ESL:**

<input checked="" type="checkbox"/> Lot Size: % of increase or decrease <u>25%</u>	Minimum Lot Size: <u>52,500 Sq.Ft.</u>
<input checked="" type="checkbox"/> Lot Width: % of increase or decrease <u>25%</u>	Minimum Lot Width: <u>187.5'</u>
<input checked="" type="checkbox"/> Setbacks: % of increase or decrease <u>25%</u>	Minimum Front Setback: <u>45'</u>
	Minimum Rear Setback: <u>45'</u>
	Minimum Side Setback: <u>22.5'</u>
<input checked="" type="checkbox"/> Sideyard Wall Setbacks: % of inc./dec. <u>0%</u>	Min. Sidewall Setback: <u>N/A</u>

**What are the major environmental features on the site?**

The site contains a significant wash corridor that bisects the property from west to east adjacent to Rio Verde Drive. This wash has been identified on the site plan for protection and preservation and both undisturbed NAOS area and as part of the Rio Verde Drive Scenic Corridor. The site plan seeks to preserve the integrity of the wash corridor by locating development envelopes outside of this area. With exception of the drainage corridor representing the most prioritized environmental features on-site, the site does not contain boulder features, major vista corridor alignments or major topographic features that warrant significant preservation measures.

Drainage corridors have been established between development envelopes to address peak flows across the site and to maintain the integrity of these natural features as an amenity for future homeowners and as habitat for established species. Drainage corridor conditions require recognition of regional drainage continuity and have been established in alignment with existing corridors to the north and northeast of the site.

**Describe how these reductions result in better protection of environmental features than if the property were developed using standard lot sizes and setbacks:**

Reductions to the development standards will allow building lot and envelope shapes and sizes to better integrate within the existing natural environment, creating a balanced development scenario that acts to promote the preservation of the wash corridors and the associated habitat areas. Reductions in development standards will also permit buffering of the proposed development envelopes from adjacent roadways and properties, allowing for larger tracts of undisturbed natural area open space to be maintained in the areas of highest off-site visibility.

Sensitive Natural Areas have been identified as areas containing increased vegetation densities and unique environmental features. These areas were identified prior to the site planning process and have been incorporated into the development plan as non-impacted areas. Building envelopes have been situated to promote sensitive development conditions that largely avoid impacts to these sensitive areas. 50+ cfs washes and heavily vegetated areas were prioritized for non-disturbance and the NAOS Exhibit illustrates this commitment. The building envelopes in this application are proposed to minimize disturbance of existing wash corridors. These wash corridors will also serve as wildlife corridors and special exceptions have been made to provide connectivity by reducing obstructions that would affect these movements.

**12-PP-2005**  
REV: 08/10/2006

**ATTACHMENT #11**

**What is the minimum NAOS required per ordinance?** 2.96 Acres.

**What is the amount of NAOS provided by the applicant?** 4.0 Acres.

**What is the percentage of the overall site (gross parcel size) being dedicated in NAOS?** 40%

**Will the NAOS be shown in common tracts and dedicated on the final plat?** No.

**Will the NAOS be dedicated with each lot as it comes in for development?** Yes.

*If yes, explain how the City might achieve assurance that NAOS dedications are logical and connect with NAOS areas that will be or have been dedicated.*

The final plat will include an N.A.O.S. easement dedication.

**Is the amount of NAOS being dedicated as part of the NAOS Density Incentive Provision of ESLO?**

No.

**Special Circumstances:** None